



21 Amos Avenue , Manchester, M40 2RR

Offers Over £250,000



*****IMMACULATE***THREE BEDROOMS***TWO BATHROOMS***TWO RECEPTION ROOMS***DRIVEWAY***LANDSCAPED GARDENS***GARAGE***** Cousins Estate agents are pleased to present this family home located in the desirable Newton Heath area of Manchester, this immaculate semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two modern bathrooms, this property is ideal for families seeking a spacious and inviting home.

Upon entering, you will find two reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to create a warm and welcoming atmosphere, making it easy to host gatherings or enjoy quiet family evenings. The property also boasts a driveway, ensuring that parking is never a concern, along with a garage for additional storage or vehicle space.

The landscaped gardens enhance the charm of this home, offering a delightful outdoor area for children to play or for adults to unwind in the fresh air. The location is particularly advantageous, as it is just a short ten-minute journey into Manchester City Centre, allowing for easy access to the vibrant urban life while still enjoying the tranquility of a



Hallway

Downstairs WC

Kitchen 7'9"*12'9" (2.37*3.9)

Living Room 13'9"*11'9" (4.2*3.6)

Lounge/Diner 9'10"*12'9" (3*3.9)

Bedroom 1 13'9"*11'9" (4.2*3.59)

Bedroom 2 9'10"*11'9" (3*3.6)

Bedroom 3 9'8"*7'9" (2.95*2.38)

Bathroom 11'0"*4'10" (3.36*1.48)

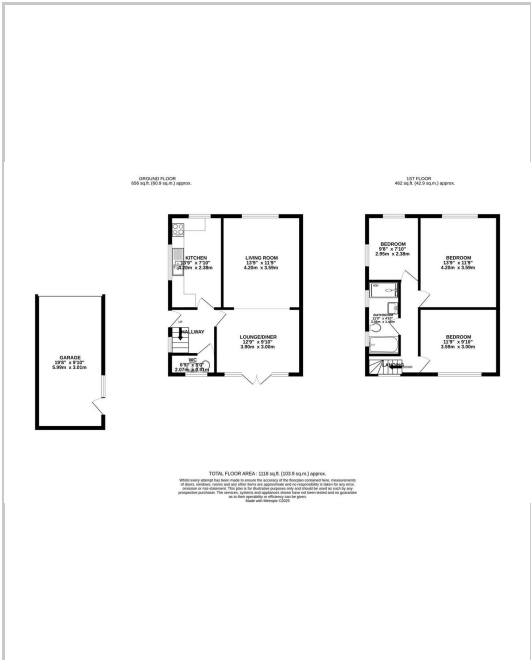
Garage

Council Tax Band A

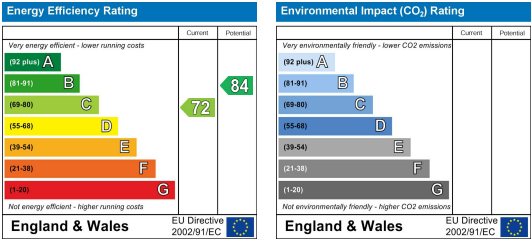
Area Map



Floor Plans



Energy Efficiency Graph



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